

## Briefing for discussion

Planning Application No: 23/11152

# NEW FOREST DISTRICT COUNCIL DEVELOPMENT MANAGEMENT PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION

**PARISH:** Hythe and Dibden

**PARISH CONSULTATION EXPIRES:** 08/12/2023

**APPLICATION NUMBER:** 23/11152

**ADDRESS:** 63 Hollybank Crescent, Hythe SO45 5GF

**PROPOSAL:** Front & rear extensions; roof alterations in association with new first floor including dormer & roof lights; outbuilding following removal of existing garage

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The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website

[www.newforest.gov.uk/planning](http://www.newforest.gov.uk/planning)

## 1. Development Plan Policies and Constraints

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

### Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Policy D1 - High Standards of Design and Architecture

Policy D2 - Design and Access Statement required

Policy D3 - Local Distinctiveness

### National Planning Policy Framework

### National Planning Policy Guidance

### Plan Policy Designations

Built-up Area

## 2. Relevant Site History

Proposal

Decision Date Decision

Status

Appeal

	Description	Description
XX/NFR/04198 18 19/08/1955 bungalows.	Granted	Decided

### 3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- Impact on the character and appearance of the area

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **08 December 2023** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

#### **Parish and Town Councils:**

**In your response on this planning application, please use the following codes;**

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.